



City of Petoskey

PLANNING COMMISSION

September 11, 2014

A special meeting of the City of Petoskey Planning Commission was held in the City Hall Community Room, Petoskey, Michigan, on Thursday, September 11, 2014. Roll was called at 7:00 P.M. and the following were:

Present: Gary Greenwell, Chairperson
Dana Andrews
Dean D. Burns
James Holmes
Elizabeth Looze
Emily Meyerson
Rick Neumann
Cynthia Linn Robson
Eric Yetter

Staff: Amy Tweeten, City Planner
Lisa Denoyer, Administrative Assistant

Others Present: Brenda and George Korthauer, 817 State Street
Frank Wangeman, 710 Jennings Avenue

The Commission honored Commission Burns for his 40 years of service on the Planning Commission with a proclamation read by the mayor, comments from those in the audience and cake.

Planners Moments

The Commission then watched the training DVDs on “Infill Development” and “Great Lakes Water Levels”

Discussion of Single Family District Code Issues

Discussion began with regulations for home based businesses, with changes including allowance for a “business identification sign” of a yet to be determined size for the sign ordinance, but one square foot seemed reasonable to most; only allowing inhabitants to operate; removal of allowance for on-site sale of merchandise (#8 in agenda memo); elimination of #11 and #12 in agenda memo. Resulting language would allow home based businesses in all residential districts subject to the following:

1. Are incidental to the primary residential use.
2. Are conducted entirely within the principal residential building and not evident in any way from the street or from any neighboring premises.

3. One business identification sign, not exceeding one square foot, to be wall-mounted next to entrance (this will actually be incorporated into the sign ordinance)
4. Business is carried on only by the inhabitants of the building.
5. Do not involve any outdoor activities, and have no visible display or storage of goods from outside the dwelling unit.
6. Do not change the character of the building in which it is conducted.
7. Do not constitute, create or increase a nuisance.
8. Employ only mechanical equipment which is similar in power usage and type used for household purposes, home offices, or hobby workshops.
9. Devote no more than twenty-five (25) percent of the principal building to the home business.
10. Client traffic is restricted to between the hours of 8:00 a.m. and 6:00 p.m.
11. Must not require client parking spaces in excess two (2) spaces, located in the driveway or on the street directly adjacent to the property.
12. Must not generate vehicle trips in excess of ten (10) trips per day.

The meeting then adjourned at 8:55 p.m.

Reviewed by Emily Meyerson, Vice Chair